



# CITY OF PATASKALA BOARD OF ZONING APPEALS

City Hall, Council Chambers  
621 West Broad Street  
Pataskala, Ohio 43062

## BOARD OF ZONING APPEALS AGENDA

Tuesday, February 9, 2021

6:30 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call of Board Members
4. Old Business

### A. Conditional Use Application CU-20-010 – REMOVE FROM TABLE

<b>Applicant:</b>	Connie J. Klema
<b>Owner:</b>	Front Porch Investments, LLC.
<b>Location:</b>	50 Vine Street (PID: 064-310878-00.000, unimproved north lot)
<b>Acreage:</b>	0.2-acres
<b>Zoning:</b>	M-15 – Medium-High Density Residential
<b>Request:</b>	Requesting approval of a Conditional Use pursuant to Section 1233.04(7) of the Pataskala Code to allow for a two-family attached residential dwelling.

### B. Variance Application VA-20-018 – REMOVE FROM TABLE

<b>Applicant:</b>	Connie J. Klema
<b>Owner:</b>	Front Porch Investments, LLC.
<b>Location:</b>	50 Vine Street (PID: 064-310878-00.000, unimproved north lot)
<b>Acreage:</b>	0.2-acres
<b>Zoning:</b>	M-15 – Medium-High Density Residential
<b>Request:</b>	Requesting approval of two (2) variances; one (1) from Section 1233.05(C)(1) for reduced front yard setback, and (1) from Section 1233.05(C)(2) to allow for reduced side yard setbacks.

### C. Conditional Use Application CU-20-011 – REMOVE FROM TABLE

<b>Applicant:</b>	Connie J. Klema
<b>Owner:</b>	Front Porch Investments, LLC.
<b>Location:</b>	50 Vine Street (PID: 064-310872-00.000, south lot with single-family home)
<b>Acreage:</b>	0.2-acres
<b>Zoning:</b>	M-15 – Medium-High Density Residential
<b>Request:</b>	Requesting approval of a Conditional Use pursuant to Section 1233.04(7) of the Pataskala Code to allow for a two-family attached residential dwelling.

### D. Variance Application VA-20-019 – REMOVE FROM TABLE

<b>Applicant:</b>	Connie J. Klema
<b>Owner:</b>	Front Porch Investments, LLC.
<b>Location:</b>	50 Vine Street (PID: 064-310872-00.000, south lot with single-family home)
<b>Acreage:</b>	0.2-acres
<b>Zoning:</b>	M-15 – Medium-High Density Residential
<b>Request:</b>	Requesting approval of two (2) variances; one (1) from Section 1233.05(C)(1) for reduced front yard setback, and (1) from Section 1233.05(C)(2) to allow for reduced side yard setbacks.

## 5. New Business

### A. Variance Application VA-20-026

<b>Applicant:</b>	Jeff Cramblitt
<b>Owner:</b>	Craller Properties, LLC.
<b>Location:</b>	13524 E Broad Street, Pataskala, OH 43062
<b>Acreage:</b>	11.12-acres
<b>Zoning:</b>	M-1 – Light Manufacturing
<b>Request:</b>	Requesting approval of a Variance from Section 1291.02(A)(4) of the Pataskala Code to allow for the expansion of a gravel surface parking lot.

### B. Conditional Use Application CU-20-012

<b>Applicant:</b>	Major Contracting, Co.
<b>Owner:</b>	Major Contracting, Co.
<b>Location:</b>	6359 Summit Road SW, Pataskala, OH 43062
<b>Acreage:</b>	2.00-acres
<b>Zoning:</b>	M-1 – Light Manufacturing
<b>Request:</b>	Requesting approval of a Conditional Use pursuant to Section 1215.08 of the Pataskala Code to allow for the property to be used as a self-storage facility (NAICS 2007 – 531130).

### C. Variance Application VA-20-022

<b>Applicant:</b>	Major Contracting, Co.
<b>Owner:</b>	Major Contracting, Co.
<b>Location:</b>	6359 Summit Road SW, Pataskala, OH 43062
<b>Acreage:</b>	2.00-acres
<b>Zoning:</b>	M-1 – Light Manufacturing
<b>Request:</b>	Requesting approval of five (4) Variances total. Three (3) variances to allow for reduced front, side and rear setbacks of principal structures, and one (1) to allow for a fence that exceeds the height limit within the front yard setback.

### D. Variance Application VA-21-001

<b>Applicant:</b>	Josh Wise
<b>Owner:</b>	Josh Wise
<b>Location:</b>	25 Depot Street, Pataskala, OH 43062
<b>Acreage:</b>	0.08-acres
<b>Zoning:</b>	DB – Downtown Business
<b>Request:</b>	Requesting approval of a Variance from Section 1291.05(A)(3) to allow for the construction of a off-street parking lot that will fail to meet the required setback from the street right-of-way.

### E. Variance Application VA-21-002

<b>Applicant:</b>	Josh Wise
<b>Owner:</b>	Josh Wise
<b>Location:</b>	25 Depot Street, Pataskala, OH 43062
<b>Acreage:</b>	0.08-acres
<b>Zoning:</b>	DB – Downtown Business
<b>Request:</b>	Requesting approval of a Variance from Section 1291.03 of the Pataskala Code to allow for the construction of an off-street parking lot without lighting.

**F. Variance Application VA-21-003**

<b>Applicant:</b>	Josh Wise
<b>Owner:</b>	Josh Wise
<b>Location:</b>	25 Depot Street, Pataskala, OH 43062
<b>Acreage:</b>	0.08-acres
<b>Zoning:</b>	DB – Downtown Business
<b>Request:</b>	Requesting approval of a Variance from Section 1291.13 of the Pataskala Code to allow for the construction of an off-street parking lot with reduced interior landscaping.

**G. Variance Application VA-20-004**

<b>Applicant:</b>	Josh Wise
<b>Owner:</b>	Josh Wise
<b>Location:</b>	25 Depot Street, Pataskala, OH 43062
<b>Acreage:</b>	0.08-acres
<b>Zoning:</b>	DB – Downtown Business
<b>Request:</b>	Requesting a Variance from Section 1283.07 of the Pataskala Code to allow for an off-street parking lot with reduced perimeter screening.

**H. Variance Application VA-20-005**

<b>Applicant:</b>	James T. Watkins, P.E. Watcon Consulting Engineers
<b>Owner:</b>	William Fannin Jr.
<b>Location:</b>	SR 310 (PIDs: 255-0697746-00.000, 255-069066-00.005, 255-069072-00.000)
<b>Acreage:</b>	127.78-acres total
<b>Zoning:</b>	R-15 – Medium-High Density Residential
<b>Request:</b>	Requesting approval of a Variance from Section 1113.06(s) of the Pataskala Code in order to submit a Preliminary Plan without a Tree Replacement Survey, and instead delay the Tree Replacement Survey to the Construction Plans phase of development.

6. Findings of Fact
7. Excuse of Absence
  - A. Christine Lawyer from the January 12, 2021 Organizational Meeting
  - B. Christine Lawyer from the January 12, 2021 Regular Meeting
8. Approval of Minutes
  - A. January 12, 2021 Organizational Meeting Minutes
  - B. January 12, 2021 Regular Meeting Minutes
9. Approval of Appeal Decision AP-20-002
10. Other Business
  - A. None
11. Adjournment of Meeting to Tuesday, March 9, 2021